

# WARRANTY DEED Maine Statutory Short Form

51-82  
# 1207

KNOW ALL PERSONS BY THESE PRESENTS, that Peter R. Budd & Marlene L. Budd, of 73 Mayflower Hill Drive, Waterville, Maine 04901, in the County of Kennebec and State of Maine,

006669

being married, for consideration paid, grant to FREDERICK J. RUDER AND ELIZABETH C. RUDER, being married

of McLean, in the County of \_\_\_\_\_ and  
State of Virginia, whose mailing address is  
6251 Old Dominion Drive, McLean, Virginia, 22101

with warranty covenants, the land in City of Waterville, in the County of Kennebec and State of Maine, described as follows, viz:

AS MORE PARTICULARLY DESCRIBED IN THE SCHEDULE A  
ATTACHED HERETO AND MADE A PART HEREOF

TRANSFER  
TAX  
PAID

BEING and intended to be the same premises conveyed to the party of the first part by deed dated November 4, 1991 and recorded in the Kennebec County Registry of Deeds on November 20, 1991 as Book 4010 at Page 283.

WITNESS my/our hand(s) and seal(s) this 16th day of the month of  
February, 1993.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

WITNESS

Kimberly A. Boyle  
Witness  
Kevin Vickery  
Witness

Peter R. Budd  
Peter R. Budd  
Marlene L. Budd  
Marlene L. Budd

STATE OF PENNSYLVANIA  
COUNTY OF CHESTER ss.

At Town/City of WAYNE, in CHESTER County and said PENNSYLVANIA (State), this 16 day of FEBRUARY, 1993 personally appeared Peter R. Budd & Marlene L. Budd and he/she/they acknowledged this instrument by them sealed and subscribed to be his/her/their free act and deed.

Before me, James E. Hampton

Notary Public  
Attorney at Law

Printed name: \_\_\_\_\_

Notarial Seal  
James E. Hampton, Notary Public  
Tredyffrin Twp., Chester County  
My Commission Expires Oct. 26, 1998  
Member, Pennsylvania Association of Notaries



## SCHEDULE A

The land in City of Waterville, in the County of Kennebec and State of Maine, described as follows, viz:

BOOK ORIGINAL AT TIME OF RECORDING

LOT Numbered 4 on a revised Plan of Mayflower Realty Company, Mayflower Hill Drive, Sherman K. Smith, C.E., dated January 17, 1959 and recorded February 24, 1959 in the Kennebec County Registry of Deeds in Plan Book 22, Page 8. The lot is one hundred (100') feet wide and two hundred (200') feet deep. On the east side of Lot No. 4 there is a drainage sewer easement in favor of Waterville Sewerage District which is fifteen (15') feet wide. On a Waterville City Plan Map filed in the office of the City Engineer and the Assessors Office in said Waterville, the said Lot No. 4 of the Mayflower Realty Company land appears as Lot Numbered 47.

THIS conveyance is made and taken by the grantees with the restrictions and limitations herein enumerated, for themselves, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever, for the benefit of the initial grantor, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on the within Lot No. 4 except for steps approaching thereto, shall be located at least seventy (70') feet from the lot boundary on Mayflower Hill Drive and fifteen (15') feet from any other of the boundary lines of the above lot herein conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand (\$12,000.00) dollars as of this day's value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

BOOK ORIGINAL AT TIME OF RECORDING

RECEIVED KENNEBEC SS.

1993 MAR 30 AM 9:00

ATTEST: *Louise B. Mann*  
REGISTER OF DEEDS